



Accessibility Modifications Program (AMP)

AMP is one of three Homeownership Initiatives available through FHLBI member institutions.

AMP provides funding for accessibility modifications and minor home rehabilitation for both income-eligible senior homeowners and owner-occupied households with a person(s) with a permanent disability. Eligible households must have household income at or below 80% of the area median income (AMI). The maximum subsidy that can be requested per household is **\$15,000**.

Eligible households include:

- A. Household where all members are age 62 or older; or
- B. Household where all members are age 62 or older, or age 17 or younger where the household member age 62 or older is the guardian of the younger household members; or
- C. Household with a member of any age with a permanent disability, currently receiving permanent disability benefits or the disability is verified by a third party professional.

Members may work with eligible homeowners directly or through one or more local housing organizations.

Benefits to Members

- Enhances a member's products to serve the aging and special needs population
- Improves market competitiveness with the member's senior client base
- Develops relationships with local housing agencies
- Empowers homeowners, leading to deeper banking relationships
- AMP requests are reviewed quickly – approximately 10 business days

How to Participate

- To participate, members must submit the Homeownership Initiative Programs Master Agreement and the Registration and Certification for each funding round they want to participate in, as well as take any required program training per the AHP Implementation Plan.
- The AHP Implementation Plan can be found at:

<https://www.fhlbi.com/products-services/communities-and-housing>

Program Elements

- Existing homeowners in Indiana or Michigan with incomes at or below 80% AMI
- Owner-occupants and must have resided in home 18 months prior to enrollment
- Five-year retention requirement with a prorated recapture of assistance
- Eligible properties include single-family homes, condominiums and modular units (duplexes with certain restrictions)
- Existing mortgage obligations must be current and paid as agreed
- There is a \$300,000 member limit for AMP.
- Members participating in the Homeownership Initiatives can choose to be listed on the Community Investment section of FHLBI's website at www.fhlbi.com

Eligible Modification (see Implementation Plan for details)

- Ramps/zero step entries
- Hand rails
- Bathroom modifications
 - walk/roll-in showers
 - grab bars
 - easy entry bath
 - ADA-approved toilets/drop-down grab bar
 - Roll-under vanity
 - Lower level ½ bath conversions
- Kitchen modifications
 - Lowered and/or roll under ADA-approved counters
- Internal chair and wheelchair lifts
- Relocating laundry facilities to main floor
- Home modification assessment expenses (up to \$500)
- Widened doorways
- Installation of smoke detectors or carbon monoxide detectors
- Universal Design floor coverings
- Exclusions may apply

Other Repairs (see Implementation Plan for details)

- Up to 50% of AMP funds may be used for the following deferred maintenance items:
 - Roofing
 - Siding
 - Windows
 - Attic and wall insulation
 - Plumbing, whole systems
 - Electrical, to meet code
 - Gutters and Downspouts
 - Soffit and Fascia
 - Exterior doors
 - Water heaters
 - HVAC
 - Gutters

2018 FHLBI Homeownership Initiatives

FHLBI offers three Homeownership Initiatives through member financial institutions to assist in the creation and preservation of affordable homeownership primarily in Indiana and Michigan:

- **Homeownership Opportunities Program (HOP)**
First-time homebuyer assistance
- **Neighborhood Impact Program (NIP)**
Existing homeowner rehabilitation assistance
- **Accessibility Modifications Program (AMP)**
Accessibility modification assistance for owner-occupied households for seniors or those with a disability

Note: A disaster relief program may also be activated in response to state and federally declared disasters with housing needs not addressed by other initiatives.

Funding Information

- All Homeownership Initiatives funding will be available on a first come, first served basis, until the year's allocation has been exhausted or the program year is closed.
- The available funding balance is updated regularly and posted on FHLBI's website.
- A minimum of 35% of initiative funding must be allocated to first-time homebuyers.

Households cannot receive, for the same property, more than one FHLBI grant of any kind, or more than one grant from any Federal Home Loan Bank, unless prior grants have been repaid or the retention period has expired.

Information and forms are posted at <https://www.fhlbi.com>

Technical assistance is available by calling FHLBI's Community Investment staff at 800.688.6697.



Building Partnerships, Serving Communities

Federal Home Loan Bank of Indianapolis (FHLBank Indianapolis) is one of 11 regional banks that make up the Federal Home Loan Bank System. FHLBanks are government-sponsored enterprises created by Congress to ensure access to low-cost funding for their member financial institutions. FHLBanks are privately capitalized and funded, and receive no Congressional appropriations. FHLBank Indianapolis is owned by its financial institution members, which include commercial banks, credit unions, insurance companies, and savings banks headquartered in Indiana and Michigan. For more information about FHLBank Indianapolis and its affordable housing programs, visit [FHLBI.com](https://www.fhlbi.com).